

Archaeological Resource Management

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Ms. Leianne Humble
Denise Duffy & Associates
947 Cass Street, Suite 5
Monterey, CA 93940

October 27, 2015

RE: UPDATED HISTORIC EVALUATION OF THE PROPERTY AT 106-120
STOCKTON AVENUE IN THE CITY OF SAN JOSE

Dear Ms. Humble:

As per your request our firm is submitting the enclosed updated historical evaluation of the property at 106-120 Stockton Avenue in the City of San Jose. This report consists of Department of Parks and Recreation (DPR) forms intended to supplement and update the original evaluation for the property completed in 2006 by Urban Programmers.

Based upon the results of this investigation, it was determined that the property at 106-120 Stockton Avenue is not currently listed in the California Register of Historic Resources (CRHR), or the National Register of Historic Places (NRHP). In addition the structure does not appear to be eligible for listing these registers. The structure is currently listed in the City of San Jose Historic Resource Inventory. The structure received a point score of 45.94 on the City of San Jose Historic Tally forms completed in 2006 (Urban Programmers), identifying it (at that time) under the older category of Structure of Merit. A revised Historic Tally Sheet was completed by ARM for the structure in 2015. The structure scored a total of 40.44, identifying it as a potential historic resources. However, based upon the factors of the City of San Jose Historic Preservation Ordinance, the structure does not appear to meet the criteria of City Landmark status.

Sincerely,



Principal Investigator

RC/dj

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 11

Resource Name or # 106-120 Stockton Avenue

P1. Other Identifier: Smith Manufacturing Company

P2. Location: _____ Not for Publication ☒ Unrestricted *a. County Santa Clara
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Jose West Date: 2012 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 106-120 Stockton Avenue City: San Jose Zip: 95126

d. UTM: 10N 5 97 055mE/41 32 354mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 259-28-003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The structure at 106-120 Stockton Avenue is a two story industrial building, with a long single story wing to the rear. The roof is flat with an ornamental parapet. Fenestration is primarily wooden framed and consists of multi-paned windows in a fixed configuration. The exterior walls are surfaced with stucco. A detailed architectural description for this structure can be found in the historic evaluation previously completed for the property (Urban Programmers 2006).

*P3b. Resource Attributes: HP07, HP08

*P4. Resources Present: ☒ Building _____ Structure _____ Object _____ District _____ Element of District _____ Site _____ Other _____

P5a. Photo or drawing (Photo required for buildings, structures, objects.)



*P5b. Description of Photo: (View, date, accession #)
View of the front façade of the structure at 106-120 Stockton Avenue.

*P6. Date Constructed/Age and Sources

Historic ☒ Prehistoric _____ Both _____

Constructed 1917

*P7. Owner and Address:

Moraga Rheem LLC
C/O: Hudson Mgmt.
1510 S. Bascom Ave, Unit 7
Campbell, CA 95008

*P8. Recorded by:

Robert Cartier
Archaeological Resource Management
496 North 5th Street
San Jose, CA 95112

*P9. Date Recorded: 5/20/15

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")

Urban Programmers (2006) Historical Report and Evaluation for 106-120 Stockton Avenue San Jose, California.

* Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact
Record ☐ Photographic Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 106-120 Stockton Avenue

B1. Historic Name: Smith Manufacturing Company

B2. Common Name: 106-120 Stockton Avenue

B3. Original Use: Industrial

B4. Present Use: Commercial

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)

The structure was originally constructed in 1917. Permits issued for modifications to the structure include Permit #4121 for a foundation and hood (1947), Permit #10987 for alterations to the front entrance (1950), Permit #26708 for additional alterations to the entrance and the warehouse (1957).

*B7. Moved? X No Yes Unknown Date: Original Location:

*B8. Related Features:

None

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme Industry Area San Jose

Period of Significance Inter-War Property Type Private commercial Applicable Criteria N/A

The property at 106-120 Stockton Avenue made up a portion of the Mission Santa Clara lands in 1777. In 1844 the Rancho El Potrero de Santa Clara was granted to James Alexander Forbs. A portion of this rancho was then sold to Commodore Robert F. Stockton in 1847. Stockton proposed a subdivision to be named The Alameda Gardens, surveyed in 1850. In 1876 the subject property made up a portion of the lands of Charles H. Senter and John Tennant. The subject property can be seen as vacant on the 1891 and 1915 Sanborn Fire Insurance Maps for the City of San Jose.

The J.S. Smith Manufacturing Company was founded by John S. Smith in 1902-1903 and originally operated in a smaller structure at 225 The Alameda. The company became well known for manufacturing quality agricultural equipment. In 1916-1917 a new facility was constructed at what is now 106-120 Stockton Avenue, consisting of 51,000 Square feet, and the property was occupied in 1918. The company sold 70 percent of its products outside the Santa Clara Valley, on the international market. In 1921 Charles O. Smith took over the company from his father, and it was incorporated as the Smith Manufacturing Company.

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

See Continuation Sheet, Page 7

B13. Remarks:

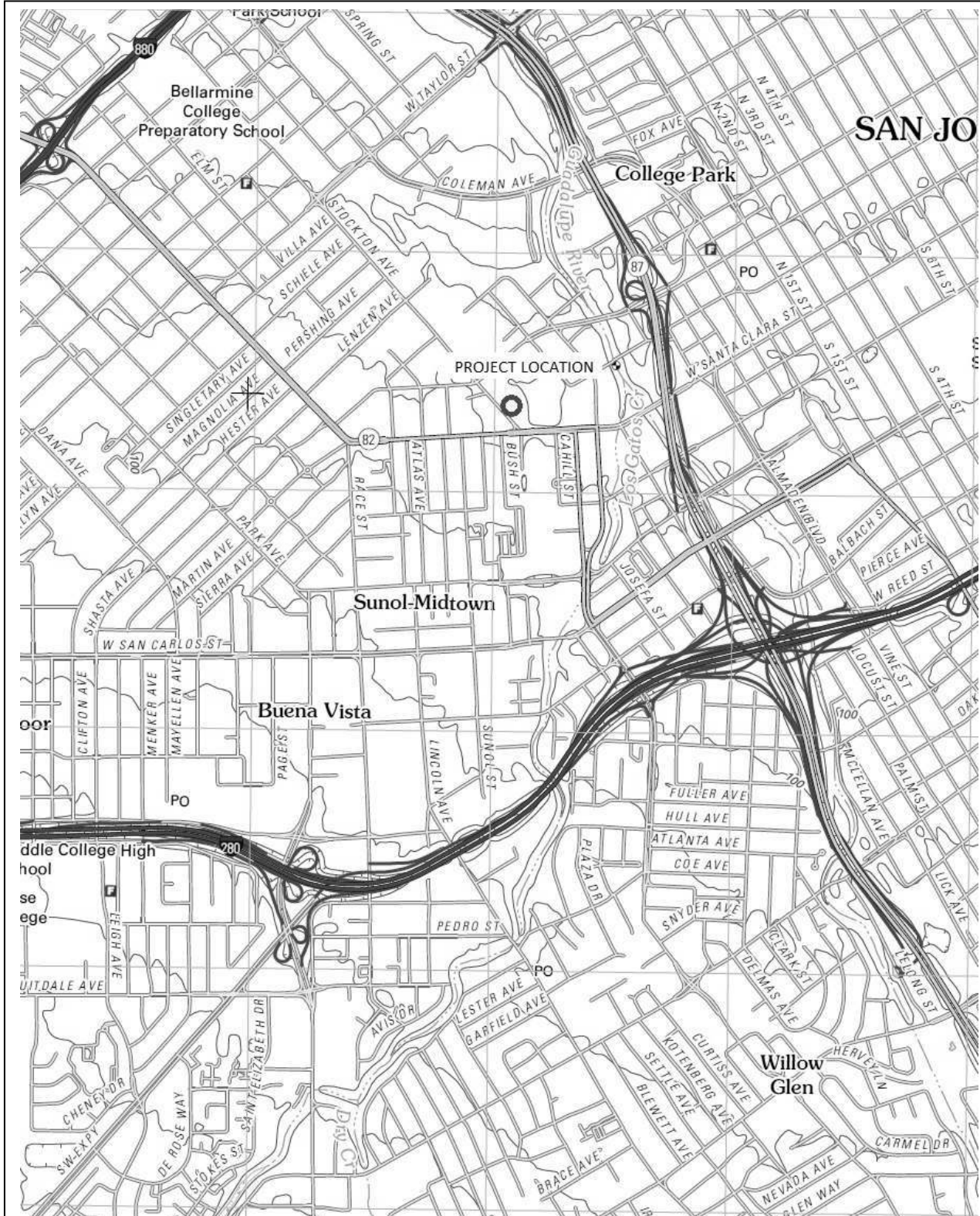
*B14. Evaluator: Robert R. Cartier

*Date of Evaluation: 5/20/15

(This space reserved for official comments.)

LOCATION MAP

Page 3 of 11 Resource Name or # (Assigned by recorder) 106-120 Stockton Avenue
*Map Name: San Jose West *Scale: 7.5 Minute *Date of Map: 2012



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

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*Resource Name or # (Assigned by recorder) _____

106-120 Stockton Avenue

*Recorded by Archaeological Resource Management

Date 5/20/15

Continuation X

Update

Continued from B10:

In 1923 the company was sold to a Midwestern company known as Sprague-Sells. In 1927 Sprague-Sells merged with Food Machinery Company (FMC). John S. Smith died in 1936. After that period, his son Charles ran the company with George Gardner as operations manager and the company became known as Garner-Smith Inc. After Charles death in 1948 his son Oliver Smith was president. In the late 1940's the rear portion of the structure was leased to Golden West Foundry. Smith Manufacturing closed in 1955. From 1957 to 1983 the structure was occupied by Reliable Pattern Works. Since the mid 1980's a number of smaller businesses have operated out of the structure as tenants of the owners Timothy C. Duran (1984-2004), and Daniel Hudson et al (2004-Present). A more detailed history for the property and of the Smith Manufacturing Company can be found in the original historic evaluation (Urban Programmers 2006).

California Register of Historic Resources Criteria

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The structure at 106-120 Stockton Avenue is not currently listed on the CRHR. In addition, the structure does not appear to be eligible for inclusion in this register. The structure is not associated with significant events or persons, and thus it does not appear to be eligible for listing under criteria 1 or 2. The structure is not a significant examples of any architectural style, and thus it does not appear to qualify as potentially eligible for listing under criterion 3. In addition, the structure does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under criterion 4.

CONTINUATION SHEET

Primary # _____

HRI # _____

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*Resource Name or # (Assigned by recorder)

106-120 Stockton Avenue

*Recorded by Archaeological Resource Management

Date 5/20/15

Continuation X

Update

National Register Criteria

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

- a. that are associated with events that have made a significant contribution to broad patterns of our history;
- b. that are associated with the lives of persons significant in our past;
- c. that embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- d. that have yielded, or are likely to yield, information important in prehistory or history.

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

1. location
2. design
3. setting
4. materials
5. workmanship
6. feeling
7. association

The Structure at 106-120 Stockton Avenue is not currently listed on the National Register of Historic Places. In addition, the structure does not appear to be potentially eligible for listing in this register. The structure is not associated with significant historic events or persons, thus it does not appear to be potentially eligible for listing under criteria a or b. The structure is not a significant example of any architectural style, thus it does not appear to qualify as potentially eligible under criterion c. The structure does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion d.

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*Resource Name or # (Assigned by recorder)

106-120 Stockton Avenue

*Recorded by Archaeological Resource Management

Date 5/20/15

Continuation X

Update

City of San Jose Historic Resources Inventory

The City of San Jose's Historic Preservation Ordinance defines structures of historical value based on any of the following factors:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the city of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José;
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The City of San Jose Historic Resource inventory Hierarchy of Significance

Evaluation Tally Sheet Total

Category of Significance

33+

Potential Historic Resource

(evaluate for possible status as a City Landmark/Cal Register resource)

0-32

Non-significant structure

The structure at 106-120 Stockton Avenue received a score of 45.94 on the City of San Jose Historic Tally Sheet when evaluated by Urban Programmers (2006), identifying it (at that time) under the older category of Structure of Merit. The structure is currently listed on the City of San Jose Historic Resource Inventory under that older designation (Structure of Merit). A revised Historic Tally Sheet was completed by ARM for the structure in 2015. The structure scored a total of 40.44, identifying it as a potential historic resources.

However, based upon the factors of the City of San Jose Historic Preservation Ordinance, the structure does not appear to meet the criteria of City Landmark status. The structure is not of interest as part of local, regional, state, or national history, heritage, or culture; thus it does not appear to qualify as eligible under Factor 1. It is not the location of a significant historic event, thus it does not appear to qualify under Factor 2. It is not identified with persons who significantly contributed to the local, regional, state, or national culture and history; thus it does not appear eligible for inclusion under Factor 3. The structure is associated with the J.S. Smith Company, one of the manufacturing companies which provided mechanical equipment for the fruit processing industry during the first half of the 20th Century. However, this association does not appear to be strong enough to warrant saying that it exemplifies the cultural, economic, social, or historical heritage of the City of San José; thus it does not appear to qualify under Factor 4. It does not portray the environment of a group of people in an era of history characterized by a distinctive architectural style, thus it does not appear to qualify under Factor 5. It does not embody the distinguishing characteristics of a particular architectural type or style, thus it does not appear eligible under Factor 6. It is not the work of an architect or master builder whose work has influenced the development of the City of San

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Trinomial _____

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106-120 Stockton Avenue

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Continuation X

Update

José; thus it does not appear to be eligible for inclusion under Factor 7. It does not embody the elements of architectural or engineering design, detail, materials, or craftsmanship which represent significant architectural innovation or uniqueness; thus it does not appear to qualify as eligible under Factor 8.

Continued from B12:

Assessor's Office, County of Santa Clara

2015 Record search of assessed value and associated taxes for the property at 106-120 Stockton Avenue.

Hoover, M. et al

1966 *Historic Spots in California*. Stanford University Press, Stanford California.

McAlester, V. and L. McAlester

1997 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

Polk Directories of the City of San Jose

1920- Record search of City Directories on file at the California Room, Dr.

1979 Martin Luther King, Jr. Main Library, San Jose Public Library, San Jose, California.

Recorder's Office, County of Santa Clara

2015 Record search of recorded information for the property at 106-120 Stockton Avenue.

Thompson & West

1876 *Historical Atlas of Santa-Clara County, California*. Thompson & West, San Francisco.

Urban Programmers

2006 Historical Report and Evaluation for 106-120 Stockton Avenue San Jose, California.

US Department of the Interior

1990 The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

US Department of the Interior

1982 Bulletin 15 - "How to Apply the National Register Criteria for Evaluation."

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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*Recorded by Archaeological Resource Management Date 5/20/15 Continuation X Update



Photo 1: View of the front façade from Stockton Avenue.



Photo 2: Oblique view of the northern corner of the structure.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
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Photo 3: View along the northern façade.



Photo 4: Detail of multi-paned windows on the northern façade.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
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*Recorded by Archaeological Resource Management Date 5/20/15 Continuation X Update



Photo 5: View along the front façade at street level.



Photo 6: View of the front entry.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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*Recorded by Archaeological Resource Management Date 5/20/15 Continuation X Update



Photo 7: View of the southern corner of the structure.



Photo 8: View along the southern façade.

106-120 Stockton Avenue Evaluation Form

A. VISUAL QUALITY/DESIGN

1. EXTERIOR

Quality of form, composition, detailing, and ornament in part of originality, artistic merit, craftsmanship, sensitivity to surroundings and overall visual quality.

G - Good

2. STYLE

Significance as an example of a particular architectural style, type, or convention.

FP –Of no particular interest

3. DESIGNER

a. Designed or built by an architect, engineer, builder, artist, or other designer who has made significant contribution to the community, state, or nation.

OR

b. Significance as an example of vernacular architecture.

FP – Of no particular interest

4. CONSTRUCTION

Significance as example of a particular structural material, surface material, or method of construction.

FP - Of no particular interest

5. SUPPORTIVE ELEMENTS

Fences, walls, out-buildings, trees, landscaping, and other secondary elements which are accessory to the feature being evaluated and are supportive of, or enhance the features notable qualities; also stores, institutions, and other tenants located within buildings.

FP – No supportive elements

B. HISTORY/ASSOCIATION

6. PERSON/ORGANIZATION

Associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation.

VG – Organization of secondary importance intimately connected

7. EVENT

Associated with an event that has made a significant contribution to the community, state, or nation.

FP – No known connections with an event of importance.

8. PATTERNS

Associated with and effectively illustrative of broad patterns of cultural, social, political economic, or industrial history, or of the development of the City, or of distinct geographic regions, or ethnic groups of particular well-defined era.

VG – Patterns of primary importance loosely connected

9. AGE

Of particular age in relationship of the periods of development of buildings in the area.

G– Built 1917

C. ENVIRONMENTAL/CONTEXT

10. CONTINUITY

Contributes to the visual, historic, or other environmental continuity or character of the street area.

FP – Not located in an area of primary or secondary Importance.

11. SETTING

Setting and/or landscaping contributes to the continuity or character of the street, neighborhood, or area.

G - Compatible with the dominant character of the area

12. FAMILIARITY

Prominence or familiarity within the neighborhood, city, or region.

G – A conspicuous and familiar structure in the context of the neighborhood

D. INTEGRITY

13. CONDITION

Extent to which the feature has experienced deterioration.

G - Exhibits considerable Surface wear

14. EXTERIOR ALTERATIONS

Degree of alteration done to important exterior materials and design features.

VG – Minor alterations which do not change the overall character

15. STRUCTURAL REMOVALS

Extent to which wings, stories, roofs, and other important large scale structural components have been removed

E – No major structural removals

16. SITE

Relation of features to its original site and neighborhood.

E – Has not been moved

E. REVERSIBILITY

17. EXTERIOR

Extent to which integrity losses (see Criteria 13-16) can be reversed, and ease or difficulty of making such corrections.

VG –Reversible

HISTORIC EVALUATION SHEET

HISTORIC RESOURCE NAME: _____

A. VISUAL QUALITY/DESIGN

| | | | | |
|------------------------------|---|----|----------|-----------|
| 1. EXTERIOR _____ | E | VG | <u>G</u> | FP |
| 2. STYLE _____ | E | VG | G | <u>FP</u> |
| 3. DESIGNER _____ | E | VG | G | <u>FP</u> |
| 4. CONSTRUCTION _____ | E | VG | G | <u>FP</u> |
| 5. SUPPORTIVE ELEMENTS _____ | E | VG | G | <u>FP</u> |

B. HISTORY/ASSOCIATION

| | | | | |
|------------------------------|---|----|----------|-----------|
| 6. PERSON/ORGANIZATION _____ | E | VG | G | <u>FP</u> |
| 7. EVENT _____ | E | VG | G | <u>FP</u> |
| 8. PATTERNS _____ | E | VG | <u>G</u> | FP |
| 9. AGE _____ | E | VG | <u>G</u> | FP |

C. ENVIRONMENTAL/CONTEXT

| | | | | |
|-----------------------|---|----|----------|-----------|
| 10. CONTINUITY _____ | E | VG | G | <u>FP</u> |
| 11. SETTING _____ | E | VG | <u>G</u> | FP |
| 12. FAMILIARITY _____ | E | VG | G | <u>FP</u> |

D. INTEGRITY

| | | | | |
|--------------------------------|----------|-----------|----------|----|
| 13. CONDITION _____ | E | VG | <u>G</u> | FP |
| 14. EXTERIOR ALTERATIONS _____ | E | <u>VG</u> | G | FP |
| 15. STRUCTURAL REMOVALS _____ | <u>E</u> | VG | G | FP |
| 16. SITE _____ | <u>E</u> | VG | G | FP |

E. REVERSIBILITY

| | | | | |
|--------------------|---|-----------|---|----|
| 17. EXTERIOR _____ | E | <u>VG</u> | G | FP |
|--------------------|---|-----------|---|----|

REVIEWED BY: _____ Robert Cartier _____ DATE: October 27, 2015

EVALUATION TALLY SHEET

PART I

| | | VALUE | | | | |
|--------------------------------|------------------------------|----------|-----------|----------|-----------|-----------|
| A. | <u>VISUAL QUALITY/DESIGN</u> | <u>E</u> | <u>VG</u> | <u>G</u> | <u>FP</u> | |
| 1. | EXTERIOR | 16 | 12 | 6 | 0 | <u>6</u> |
| 2. | STYLE | 10 | 8 | 4 | 0 | <u>0</u> |
| 3. | DESIGNER | 6 | 4 | 2 | 0 | <u>0</u> |
| 4. | CONSTRUCTION | 10 | 8 | 4 | 0 | <u>0</u> |
| 5. | SUPPORTIVE ELEMENTS | 8 | 6 | 3 | 0 | <u>0</u> |
| <u>SUBTOTAL:</u> | | | | | | <u>6</u> |
| B. | <u>HISTORY/ASSOCIATION</u> | <u>E</u> | <u>VG</u> | <u>G</u> | <u>FP</u> | |
| 6. | PERSON/ORGANIZATION | 20 | 15 | 7 | 0 | <u>15</u> |
| 7. | EVENT | 20 | 15 | 7 | 0 | <u>0</u> |
| 8. | PATTERNS | 12 | 9 | 5 | 0 | <u>9</u> |
| 9. | AGE | 8 | 6 | 3 | 0 | <u>3</u> |
| <u>SUBTOTAL:</u> | | | | | | <u>27</u> |
| C. | <u>ENVIRONMENTAL/CONTEXT</u> | <u>E</u> | <u>VG</u> | <u>G</u> | <u>FP</u> | |
| 10. | CONTINUITY | 8 | 6 | 3 | 0 | <u>0</u> |
| 11. | SETTING | 6 | 4 | 2 | 0 | <u>2</u> |
| 12. | FAMILIARITY | 10 | 8 | 4 | 0 | <u>4</u> |
| <u>SUBTOTAL:</u> | | | | | | <u>6</u> |
| <u>"A" & "C" SUBTOTAL:</u> | | | | | | <u>14</u> |
| <u>"B" SUBTOTAL:</u> | | | | | | <u>27</u> |
| <u>PRELIMINARY TOTAL:</u> | | | | | | <u>41</u> |
| (Sum of A, B, and C) | | | | | | |

EVALUATION TALLY SHEET

Part II

Part II

VALUE

D. INTEGRITY

E VG G FP

13. CONDITION

$$-- \quad .03 \quad \mathbf{.05} \quad .10 \quad \cdot \frac{.05}{* \text{ from A, B, C Subtotals}} \times \frac{41}{2.05}$$

14. EXTERIOR ALTERATIONS

$$-- \quad .05 \quad .10 \quad .20 \quad \frac{.05}{* \text{ from A and C Subtotals}} \times \frac{14}{* \text{ from A and C Subtotals}} = \frac{0.7}{* \text{ from A and C Subtotals}}$$
$$-- \quad .03 \quad .05 \quad .10 \quad \frac{.03}{* \text{ from B Subtotal}} \times \frac{27}{* \text{ from B Subtotal}} = \frac{0.81}{* \text{ from B Subtotal}}$$

15. STRUCTURAL REMOVALS

$$-- \quad .20 \quad .30 \quad .40 \quad \frac{. *}{* \text{ from A and C Subtotals}} \times \frac{14}{* \text{ from A and C Subtotals}} = \frac{0.0}{* \text{ from A and C Subtotals}}$$
$$-- \quad .10 \quad .20 \quad .40 \quad . \frac{*}{* \text{ from B Subtotal}} \times \frac{27}{* \text{ from B Subtotal}} = \frac{0.0}{* \text{ from B Subtotal}}$$

16. SITE

$$-- \quad .10 \quad .20 \quad .40 \quad . \frac{*}{* \text{ from B Subtotal}} \times \frac{27}{* \text{ from B Subtotal}} = \frac{0.0}{* \text{ from B Subtotal}}$$

INTEGRITY DEDUCTIONS SUBTOTAL: 3.56

ADJUSTED SUBTOTAL: 41 - 3.56 = 37.44
(Preliminary Total minus Integrity Deductions)

VALUE

E. REVERSIBILITY

E VG G FP

17. EXTERIOR

$$\begin{array}{ccccccc} 3 & 3 & 2 & 2 & & & 3 \\ & & & & & & \hline \end{array}$$

POINTS SUBTOTAL: 3

ADJUSTED TOTAL: 40.44